

REQUEST FOR REVIEW FORM

San Francisco Arts Commission Civic Design Review

PROJECT INFORMATION

PROJECT TITLE: _____ DATE: _____

CLIENT DEPARTMENT: _____

PROJECT ADDRESS _____ DISTRICT NUMBER: _____

☐ Is this part of a multi-site project, bond or capital improvement program? If yes, which program?

PROJECT TEAM

PROJECT DESIGNER: _____

Email: _____

PROJECT MANAGER: _____

Email: _____

ARCHITECT: _____

Email: _____

LANDSCAPE ARCHITECT: _____

Email: _____

DATES OF REVIEW

☐ Conceptual/Informational Presentation _____

☐ PHASE 1: Schematic Design _____

☐ PHASE 2: Design Development _____

☐ PHASE 3: Construction Documents _____

☐ Other:

☐ Small Project Review

☐ Plaque Review

☐ Administrative Review

PROJECT DELIVERY METHOD

☐ Design, Bid Build (traditional)

☐ Fast Track

☐ Design-Build

☐ Bridging

☐ Other

☐ Construction Commencement: _____

☐ Construction Completion: _____

Structure Size (SQ FT): _____

BUDGET

Total Construction Cost: _____

Art Enrichment Budget: _____

Please attach the official line item construction budget for the project and provide an explanation if the Art Enrichment budget is less than 2% of the total construction cost including above and below ground construction unless exempt per the Art Enrichment Ordinance.

DESIGN CONCEPT

Please provide a succinct description of the design concept or idea (not functional goals). Attach additional page if needed.

ADDITIONAL INFORMATION

☐ Is this project on a City designated landmark or in a City designated historic district? If yes, please contact Tim Frye of **NO** the Historic Preservation Commission to determine whether a certificate of appropriateness or other steps are required.

COMMUNITY OUTREACH

It is your obligation to notify the community (by mail or email) that there is opportunity for public comment at the Civic Design Review Meeting. This is an important part of the public process. What has been done in this regard?

There is a community outreach presentation on the project on 9/14/2022 at the Chinatown Public Library CDR meeting will be announced at the meeting

FEES

Full Project Fee: \$12,800

Projects are charged on a per project basis. Complex projects or projects involving more than one building may be charged a higher fee. The fee for a Small Project Review is \$6,400 and \$750 for an Administrative Review.

Write checks to: San Francisco Arts Commission

Interdepartmental Fund Transfer should use the below codes for SFAC's chart fields:

Revenue Account ID: **460127**

Fund ID: **11740**

Department ID: **163649**

Authority ID: **16577**

Project ID: **10022393**

Activity ID: **0001**

Design Concept:

The design celebrates the city and neighborhoods using shapes, color, and transparency. It lightens the existing precast concrete forms with the introduction of articulated glass walls within a frame that embraces the vehicular doorway on Broadway and integrates the building with the existing neighborhood massing and pedestrian scale on Mason Street. There, the frame creates a welcoming entrance canopy and the glass walls provide transparency into the stair and upper floors, where the waiting areas are visible, creating an ease of wayfinding and activation of the façade.

Chinatown Public Health Center (Draft Project Budget - \$68M) Seismic Retrofit and Renovation Of Existing Building

7/27/2022

Project funding	Budget
MHSA - FY22-23	5,000,000
Additional fund needed	7,000,000
GO Bond 2023	56,000,000
A Total Project Budget	68,000,000

Project Area	Area (GSF)
Level 0 - (Tunnel)	241
Level 1 - Enclosed Space	4,955
Level 1 - Garage Space	4,240
Level 2	9,258
Level 3	9,328
Penthouse	2,595
B Total GSF	30,617

Construction cost	46,487,673	68%
Other contingency	3,277,689	

Construction	Area (GSF)	\$/GSF	Budget	Subtotals	Comments
Construction and General condition	1,129		34,573,061		Façade Study 2
Design Contingency (20%)			Included above		
Escalation (26%)			Included above		
Fixed Direct Construction Budget Limit	1,129		34,573,061		
	Factor		Budget	Subtotals	
Construction Contingency	20.0%		6,914,612		
Sub-total Main Construction Contract				41,487,673	
Better Streets/Curb Cuts Allowance			200,000		Need a validation
New PG&E Services			600,000		Need a validation
Temporary Power Allowance			200,000		Need a validation
Supporting Construction Contract / Other Hard Costs				1,000,000	
C Total Construction Cost (TCC)				42,487,673	

Base scope	33,272,914	Replacing glass only
Façade Study 1	34,105,204	East/West only
Façade Study 2	34,573,061	East/West only
Façade Study 3	38,483,241	All four sides
Façade Study 4	37,948,935	All four sides

Project Control	Factor	Budget	Subtotals
Design Service			
A/E Service - Design	18.39%	7,813,298	
A/E Service - CA	6.00%	2,549,260	
Subtotal			10,362,558
PM/CM/Other soft cost			
Client Department Services	2.50%	1,062,192	
DPW Project Management	2.50%	1,062,192	
CM Services	6.00%	2,549,260	
Testing/Inspection	1.50%	637,315	
City Administrative Services	0.75%	318,658	
Regulatory Agency Approvals	2.25%	955,973	
Tunnel closure/Traffic control	9.0%	4,000,000	
Art Enrichment	2.00%	691,461	
Subtotal			11,277,051
D Total Project Control	50.9%		21,639,609

Art Enrichment

Contingency	Factor	Budget	Subtotals
Project Control Contingency	1.5%	637,315	
Bid Market Conditions Contingency	3.0%	1,037,192	
Extraordinary Inflation Reserve	2.5%	1,603,182	
E Total Contingency			3,277,689

Finance Costs	Factor	Budget	Subtotals
Bond Allocation		63,000,000	
Bond Issuance	1.5%	945,000	
City Services Audits	0.5%	315,000	
F Total Finance Costs	2.0%		1,260,000

Clinic Enabling	Factor	Budget	Subtotals
G Clinic Enabling Scope		500,000	

Use MHSA fund (GO Bond is not eligible)

Total Capital Project Budget (C+D+E+F+G) **69,164,971** Under 68M